

WHS & HANMER SCHOOL BUILDING COMMITTEE

REGULAR MEETING MINUTES

Monday March 28, 2016

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	X		
	Daniel Camilliere, Clerk	x		
	Frank Dellaripa	x		
	Peter Gardow	x		
	David Drake	x		
	Charles Carey			x
Liaison Present	Steven Barry, Council Liaison			
	Mike Turner, Staff Liaison	x		
Staff Present	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal			x
	Fred Bushey, Dir of Maintenance	x		
	Lori Schroll, Admin. Analyst - Engineering	x		
	Sally Katz, Dir. Of Physical Services	x		
Guests Present	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction			x
	Mark Jeffko, O&G	x		
	Lee Donaldson, O&G	x		
	John Morris, Bd. of Ed.	x left at		

Call to Order: Chairman called the meeting to order the order at 6:37p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

Public Comments –

1. Approval of Minutes:

a. Minutes of the March 14, 2016 regular meeting.

Motion was made by David Drake to accept the minutes, seconded by Frank Dellaripa;

Discussion – none

All present voted in favor - Ed Brymer Abstained

2A. Expenditures:

a. STL - Inv. #30018 - 2/29/16 - \$930.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Peter Gardow;

Discussion – none

All present voted in favor

b. Eagle Leasing Co. - Inv. #R11817995 - 2/5/16 - \$285.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa;

Discussion – none

All present voted in favor

c. Ipreo LLC - Inv. #10029517 - 3/15/16 - \$1,250.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Peter Gardow;

Discussion – none

All present voted in favor

d. Source Media - Inv. #ADV0269455 - 3/11/16 \$1,005.00

Motion was made Peter Gardow to pay this invoice, seconded by Dan Camilliere;

Discussion – None

All present voted in favor

e. Standard & Poor - Inv. #211304256 - 3/16/16 - \$17,500.00

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere;

Discussion – David asked how come it cost so much, Jeff said because they give us a Double AA rating.

All present voted in favor

f. Wm. B. Meyer - Inv. #2203 - 3/8/16 - \$72.00

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere;

Discussion – None

All present voted in favor

g. Halloran & Sage - Inv. #11202178 - 3/9/16 - \$455.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa;

Discussion – None

All present voted in favor

2B. Contractor Requisitions

a. G&R Valley - Req. #00023 - 2/29/16 - \$85,020.25

Motion was made by Dan Camilliere to pay this invoice, seconded by David Drake; Discussion - none

All present voted in favor

b. GDS Contracting -Req. #00023 - 2/29/16 - \$142,259.56

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa; Discussion - none

All present voted in favor

c. G Donovan Assoc. - Req. #00023 2/29/16 - \$236,586.10

Motion was made by Dan Camilliere to pay this invoice, seconded by David Drake; Discussion - none

All present voted in favor

d. Urban - Req. #00012 - 2/29/16 - \$11,397.24

Motion was made by Frank Dellaripa to pay this invoice, seconded by Peter Gardow; Discussion - none

All present voted in favor

e. Davis Ulmer Sprinkler - Req. #00023 - 2/29/16 - \$30,472.20

Motion was made by David Drake to pay this invoice, seconded by Dan Camilliere; Discussion - none

All present voted in favor

f. Cherry Hill Glass - Req. #00020 - 2/29/16 - \$23,352.90

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion - Frank asked Rusty did they give a reason why there were issues with the seals and gaskets. Rusty replied that he was told that they had an installed doing it, but now they are doing the installation themselves so it should rectify the issues. Frank said they have noticed some damaged panels, and asked that someone go through them and look at them really well.

All present voted in favor

g. Ct. Mason - Req. #00018 - 2/29/16 - \$93,781.53

Motion was made by David Drake to pay this invoice, seconded by Dan Camilliere; Discussion - Frank said he questioned the gaps they saw in the walk through on stair 12. Christine said it doesn't look finished, looks like it has cobwebs. Should it be filled? Christine said they will need to add funds for this if they choose to change it.

All present voted in favor

h. MJ Daly - Req. #00021 - 2/29/16 - \$147,493.39

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion - Peter said there are still 62 items on the commissioning list most of them are theirs. Fred asked about completion of space that is turned over, Mark said they met with them and he is working on a spreadsheet that shows everything, almost like a commissioning log. Fred said they haven't finished working on the air conditioning, and asked when they are going to hook it up. Lee said they have emails out to MJ Daly, but they haven't responded. Mark said he will reach out to them tomorrow and will get answers on when; Christine asked him to relay to MJ Daly that the committee is not happy and thought twice about paying this bill.

All present voted in favor

i. Mackenzie - Req. #00016 - 2/29/16 - \$20,881.00

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere; Discussion - none

All present voted in favor

j. Baystate Elevator - Req. #00006 - 2/29/16 - \$3,395.70

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion - Mark said they will be starting to go through the contracts and close them out. Frank asked when the warranties start, Mark said with the elevator it begins when it is turned over to the project.

All present voted in favor

k. O&G Industries - Req. #00029 - 2/29/16 - \$92,280.00

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion - none

All present voted in favor

l. Marguerite - Req. #00014 - 2/29/16 - \$3,278.45

Motion was made by Peter Gardow to pay this invoice, seconded by Frank Dellaripa; Discussion - Mark explained this was for the auditorium and mezzanine slabs.

All present voted in favor

2C. Proposed Change Orders

a. PCO #594 - GDS - Added Framing and drywall locker rooms - 3/14/16 - \$2,720.00 -

Motion was made by Peter Gardow to accept this PCO, seconded by Frank Dellaripa; Discussion - Frank asked where was this done, Mark explained it was the 2 toilet rooms in area 5f, which will be the new digital graphic area.

All present voted in favor

b. PCO #595 - G. Donovan - Knox box (pool ent.) and 2 Knox box padlocks on Wintergreen lane- 3/17/16 - \$1,053.00

Motion was made by Peter Gardow to accept this PCO, seconded by Frank Dellaripa; Discussion - Mark explained this is for the box and locks; the mason will be doing it for time and material.

All present voted in favor

c. PCO #596 - Ferguson - 3/22/16 - \$884.00 - TABLED

Motion was made by Frank Dellaripa to table this, seconded by Peter Gardow;

Discussion - none

All present voted in favor.

3. New Proposals -

a. Girls Softball equipment purchase- TABLED

Motion was made by Peter Gardow to un-table this proposal, seconded by Frank Dellaripa;

Discussion - none

All present voted in favor

Motion was made by David Drake to approve \$8,157 to purchase the girls softball equipment, seconded by Frank Dellaripa; Discussion - Mr. Emmett said this proposal was good, but Mr. Maltese wanted to review it. Christine said this will come out of FF&E budget. Frank asked where are they going to store it, Mike Turner said it will be set up for the season.

All present voted in favor

b. O&G discuss G. Donovan allowance temp. Toilets

Mark said they are going over budget on this line item, and will need them till the end of the project. He suggested transferring \$12,000 from the temp wall account to the toilet account to cover the cost. David asked how much does it cost, Mark said \$85/90 per can per month.

Motion was made by Frank Dellaripa to transfer \$12,000 to this account, seconded by David Drake;

Discussion - none

All Present voted in favor

4. Architect/CM

a. O&G Report Monthly Report #27

Mark reported the following:

Contingency balance on the construction side = \$564,000; the soft costs and overages = (\$284,000) of the overall contingency, we also have allowances remaining in the amount of \$425,000; this leaves approximately \$700,000 in contingency. We will have a savings in the FF&E budget of \$500,000 so as of right now we have a balance of \$1.2 million. Frank asked if the Committee cares that this \$1.2 isn't shown in writing anywhere.

Ed asked if the CL&P rebate is factored in to any of this, Jeff said the rebate can't be used to increase the budget. Jeff said that he and Steve Barry had brought up to the Council that there is a need for extra money and they were agreeable to it.

Mark continued on with the schedule and phasing plan, he said they had a meeting with trade contractors and as of last Thursday this has gone to trades again for one last time, he will bring this to the committee at the end of April.

End of October completion phase will be the balance of tech Ed area, the Internal scheduling will be coming out every week to look it over from now to the end of project. Frank asked what trades will be here the longest, Mark replied the finishing guys. He also said that officially the commissioning ends at the end of December.

Frank asked if the contractors are we going to want general conditions money, Mark said a few of them will want to, but it's the negotiating with them and there is strong language in the contract.

Peter asked about the temp classrooms, Mark said he is going to discuss with Mr. Moore again; right now the plan is to have it done by August.

Christine asked if they are on time, can they make up time; Mark said it is all tied up with abatement and they will have to wait till summer to start the next phase and will know better when they open it up.

Lee said the finished trades are starting to occur in area 5f.

Mark said that they will be bringing out another engineer to cover the punch list, plus another intern.

Christine said there are 2 chimneys that are not scheduled to come out, but it would be nice if 1 of them did come out, and the other needs to be repointed, can you get a cost. Mark said they will look at them.

b. Auditorium Status - discuss Mezz sightline

Jeff stated that he received a text from his wife saying that the parents that are at the meeting in the auditorium are praising it and are gushing about the beautiful facility.

Christine said it received a C.O. for today, but some items we need to deal with, especially raising the seats in the mezzanine. Rusty said what limits the last row from being higher is the catwalk and the bottom truss; he continued on to say if you raise the floor you compromise the head clearance. He was thinking of putting some of the handicapped seating there, then raise the rows in front of them by inches. Rusty said they are working on this problem on the model they have, and he will talk to Mark about it. The seating will be taken out by the seating contractor or they may use GDS, if not another contractor to get this done definitely this summer.

Frank asked about the wire under the stage, Rusty said that the auditorium is a combination of both wireless and monitoring microphones, and there is a conduit under the stage already so they can run the microphone wires through there.

Rusty said he is still working on finding a solution that doesn't affect anything, but will work for all, like a small curtain they want to cover a certain section in the auditorium.

Rusty said the fix for the mezzanine in the auditorium will be covered by Quisenberry, Christine stated that the committee appreciates this.

Mike said that Carey from O&G fixed the crack and did a great job.

c. Safety & Security Update – none

d. Architects Report - discuss Leed vs High performance

Rusty stated that LEED costs approximately \$20,000 and it needs to be renewed every 2 years at the same cost, and he did find out that we do qualify for High Performance. Ed asked if this will compromise the CL&P rebate, Rusty said no. He continued on to say he can talk to the State to change it from LEED to HP.

5. Correspondence - none

6. Committee Reports:

Site-work / Construction

Frank said that Too Design messed up with the sidewalk coming up the hill from the football field and he is concerned about the courtyard. Also, there still needs to do a punch list for outside work.

Frank asked Fred if the drains are still running slow; Fred said he put the camera in some of them and is waiting for a report from his guy.

Communications -

Dan said they met this evening and discussed having a walk through for the Town Council and the Board of Education members on April 5 or 6th around 6:30 p.m.
An open house for the public will be planned for May 3rd.
Also he said that Mike Emmett is following up with Wethersfield Life.
Christine said once a date is chosen, post as a special meeting so the committee can go.

Technology and Furniture –

Fred said he received PO's today for Virco Phase 4 & 5, he will need the schedule for mid-August from O&G for Phase 4 and Phase 5 A&B, Phase 5 C will need 6 weeks in advance to be ready to go.
Fred said as of now all furniture has been bought.

Energy/Commissioning –

Peter said he has written down the number of commissioning numbers and graphed it out, only 2 items closed the past year, pending has gone up. Mike Gannon needs to review these and he will be out over April vacation. A follow up commissioning meeting will be held on April 6th.

Finance – no report

Rooftop HVAC Screening

Christine said she is a little frustrated that the committee hasn't met yet. Rusty said he contacted 3 vendors on the screens for the rooftops, 2 responded, 1 didn't. We own 1 screen a louvered aluminum screen. One of the vendors has a pvc screen and the other has a fiberglass reinforced panels.
ALL prices the units at \$35,000 to \$40,000 per unit, but he hasn't heard back from Stealth. He said that he has sent them pictures. The question was asked how many units do we have to shield, Rusty said approx. 6 units, with the critical one being as you come in the front driveway off of Wolcott Hill road.
Rusty said we will only need 5 screens (since we have 1) so the cost would be approximately \$200,000 plus the cost for the roofing, he continued on to say that painting is still an option also. Christine asked Sally to schedule a meeting to go over this as soon as possible.

7. Old Business

a. Punch List - /wish list

Christine stated that the list was updated and they went through on this on Thursday regarding things that should be considered to be added in.

Christine asked if the maintenance pads on the roof are still in, Mark said they are still in the drawings and Silktown owns them.

We will need to Budget more funds for brick repointing, outside and in.

Film for the Windows in the band/choral/media rooms, we still need pricing.

Epoxy in locker rooms, need pricing for that.

Add landscaping, it was confirmed shrubs are going in near media center, where else? We should wait for Fall to see what needs to be planted.

We can cut the LEED cost out.

Painting the pool, is the cost still \$40,000, Christine asked Mark to get a quote from them and confirm that number.

Gym b revisions per Mr. Maltese request, new wall pads and put all the bleachers on one side. One set of the pads in this room were demoed out, still have the other set. Rusty said the layout of the bleachers would be a change in design and he will get a price on this. Rusty said he will do the new layout if everyone is in agreement. Christine said that Ed and she do not support these changes; they think that the old ones should stay and just buy new ones for the other side.

Christine asked about the south wall if they move the bleachers, would this need to be padded, Fred said no it does not need to be, Christine said that all parties need to be in agreement with this. Fred said he will confirm and get a price.

Rusty said Mr. Maltese wasn't a part of the group at the beginning of the project; he came in the summer before construction. Christine said we are trying to get this building done and every time we do something for the teachers we get behind.

Punch List item #9 - Rusty said it will cost an additional \$15,000 to install the washer and dryer in the athletic room.

8. New Business – Discuss public access points Athletic Fields

Christine asked Jeff to explain to the committee the question he was asked regarding having the gates off of Westway open during the time the construction on that side of the building is going on. Jeff said he was asked by a couple of council members, not in an official capacity just a mention. Ed said this is a safety issue; it is still a construction area. Fred said by the time they work on this all school sports should be finished and nothing is scheduled for the summer.

9. Upcoming Dates

- a. April 4, 2016 next Town Council Meeting
- b. April 6, 2016 CX Meeting
- c. April 11, 2016 next Building Committee Meeting

Peter told the Committee he will not be here at the first meeting in April, Ed said neither will he.

10. Adjourn - Motion was made by Dan Camilliere, seconded by Frank Dellaripa; Discussion - none All Present Voted in Favor

Meeting adjourned at 8:59 p.m.

Mike turner said he enjoyed working with the committee

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Dan Camilliere, Clerk